



2021-2029 Housing Element Update

Board of Supervisors
Adoption Hearing
May 11, 2021



Presentation Outline

- » **Housing Element Overview**
- » **Adoption Draft Housing Element Contents**
- » **2021-2029 Regional Housing Needs Allocation (RHNA)**
- » **Land Inventory, Residential Capacity & RHNA Shortfall**
- » **Public Outreach Efforts & Feedback Themes**
- » **Goals, Policies & Programs Summary**
- » **HCD Review Process & HCD Requested Revisions**
- » **Environmental Review / CEQA Compliance**
- » **Project Schedule**
- » **Planning Commission Recommendation (4/8/21)**
- » **Staff Recommendation for Board Consideration**



Housing Element Overview

- » Required Element of the General Plan
- » State-mandated update schedule for eight-year planning period from May 15, 2021 to May 15, 2029
- » Review and certified by State Housing and Community Development Department (HCD) for compliance with State law
- » Board Adoption by **May 15, 2021** – Must be adopted within 120 days or state-mandated to be updated every four years
- » Plan for accommodating the County’s fair share of the regional housing needs
- » Plan to meet existing and projected housing needs of all economic segments of the community
- » Addresses new state law (including Senate Bills (SB) 35, 48 & 166 and Assembly Bills (AB) 686, 1397, 1763, & 2162

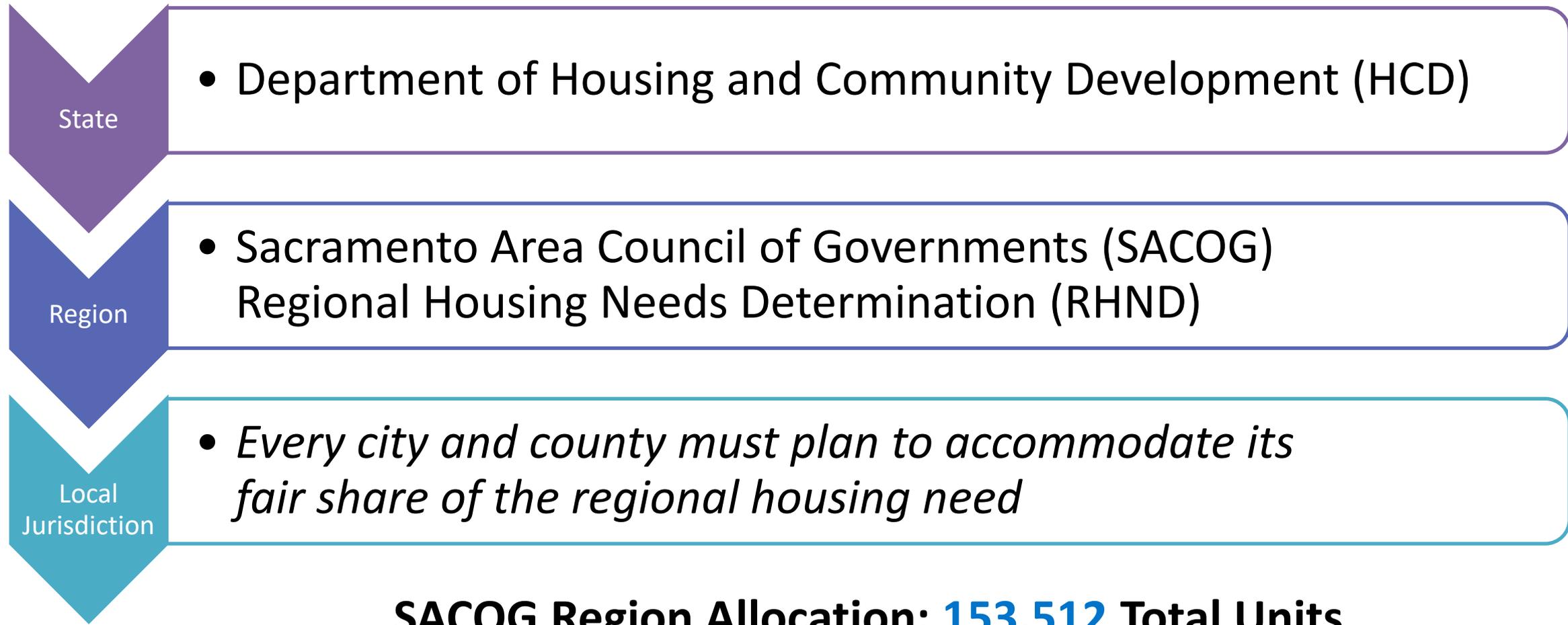


Housing Element Contents

- » Executive Summary & Introduction
- » Housing Needs Assessment
- » Potential Housing Constraints
- » Resource Inventory
- » Housing Goals, Policies, and Programs
- » Residential Land Inventory
- » Evaluation of implementation programs in 2013-2021 Housing Element
- » Public Outreach Summary
- » Glossary
- » Affirmatively Furthering Fair Housing Maps



2021-2029 Regional Housing Needs Allocation (RHNA)



SACOG Region Allocation: 153,512 Total Units
Unincorporated Placer County: 7,419 units
Unincorporated Tahoe Basin: 435 units

Placer County RHNA (2021-2029)

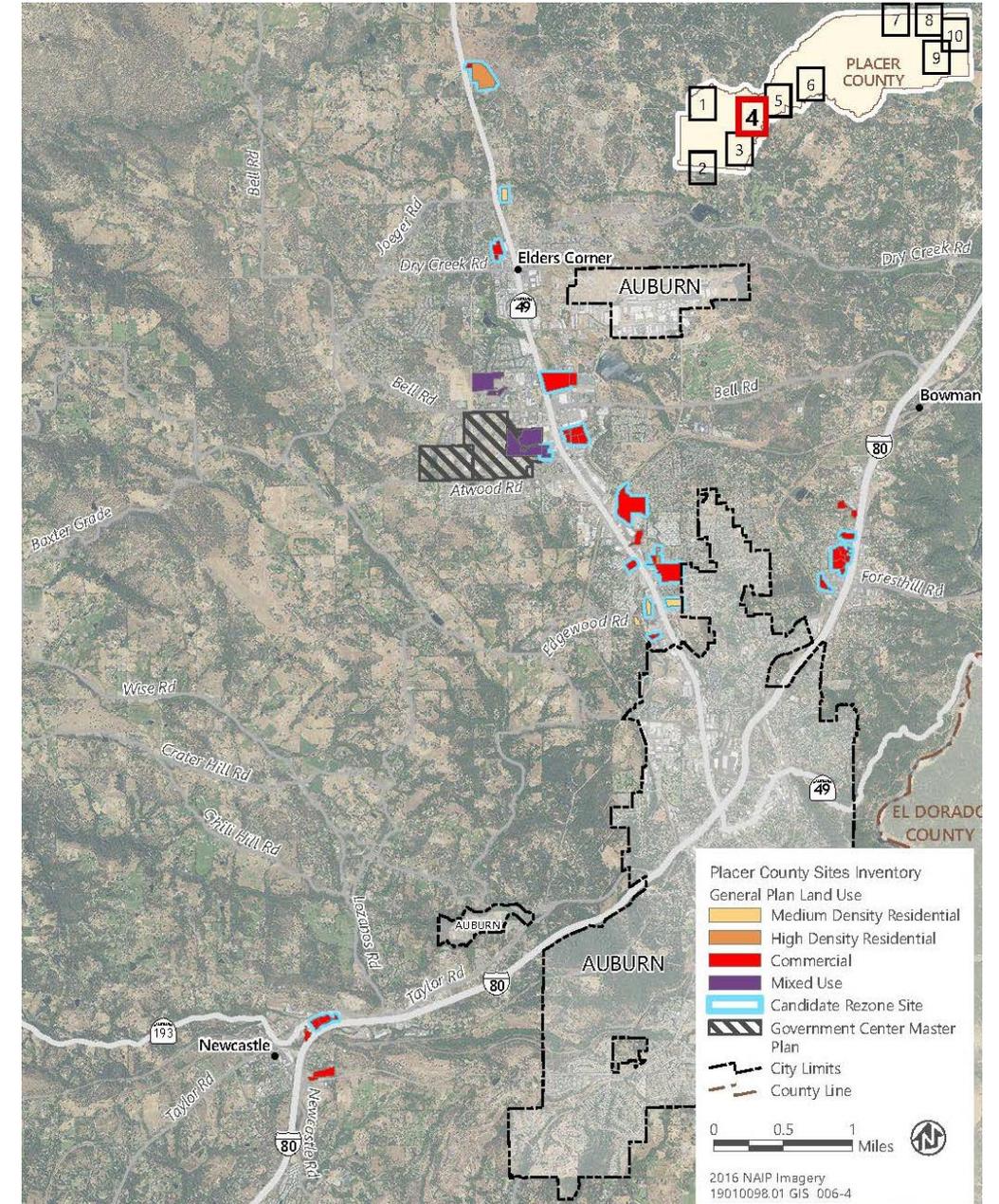
Income Category	Unincorporated Placer County	Tahoe Basin	Total Units % of Total	RHNA (2013-2021)	RHNA Increase (2021-2029)
Very Low Income ($< 50\%$ of MFI*)	2,017 units	110 units	2,127 27.1%	1,365 27.1%	762
Low Income (50% - 80% of MFI*)	1,215 units	67 units	1,282 16.3%	957 19.0%	325
Moderate Income (81% - 120% of MFI*)	1,242 units	77 units	1,319 16.8%	936 18.6%	383
Above Moderate Income ($> 120\%$ of MFI*)	2,945 units	181 units	3,126 39.8%	1,773 35.3%	1,353
TOTAL UNITS	7,419	435	7,854	5,031	2,823 / 56%

*Median Family Income (MFI) = Income for four-person household. Source: California Dept. of Housing and Community Development, 2020

Land Inventory

Comprised of:

- » Approved and Planned Projects
- » Anticipated Development within Specific Plans
- » Capacity on Vacant & Non-Vacant Sites
- » Projected New Accessory Dwelling Units
- » Projected New Manufactured Homes



Residential Capacity Compared to RHNA

Income Level	Lower-Income	Moderate-Income	Above Moderate-Income	Total
RHNA	3,409	1,319	3,126	7,854
Residential Capacity	2,302	4,219	8,734	15,255
Shortfall (-)/Surplus (+)	-1,107	+2,900	+5,608	

Lower-Income RHNA Shortfall

- » **Shortfall of 1,107 units**
- » County must **rezone at least 55.33 acres** if sites are zoned with minimum density of **20 units per acre**
- » If minimum density is increased to **30 units per acre**, rezone obligation would **reduce to 36.9 acres**
- » Provide buffer to address State-mandated “no net loss”
- » Selected candidate rezone sites from the housing opportunity sites
 - Prioritize infill development
 - Consider infrastructure availability



Public Outreach Efforts

Public & Stakeholder Engagement Effort	Date
Public outreach through preparation of the Housing Strategy and Development Plan	March 2018 – July 2018
Five FlashVote email/text surveys (10,000+ participants)	April 2018 – June 2020
Two virtual public workshops (150+ participants)	July 8 & Nov. 5, 2020
Two stakeholder workshops (11 & 7 participants)	Aug. 18 & Sept. 3, 2020
Mountain Housing Council of Tahoe Truckee Survey	June 23 – July 20, 2020

Public Outreach: Feedback Themes

- » Support for **housing needs of homeless and special needs populations**
- » Funding available to **maintain older housing stock**
- » Consideration of **traffic and environmental impacts** and **jobs-housing balance** in site choices
- » Improved **housing affordability**
- » **Feasibility of building housing at affordable rates** - particularly for extremely low-income households
- » **High development costs** - including land, construction, impact fees, permitting costs, and utility connections
- » **Wider range of housing options** - including co-housing, home sharing, and affordable ADUs
- » **Mobile home park affordability**
- » **Long-term effects of COVID-19 pandemic** on housing needs
- » Transitional and supportive housing developed on **church-owned land**
- » Concerns about **group homes with seven or more residents** allowed in residential single-family zones

The public outreach efforts and public input is included in Appendix C of the Housing Element

Goals, Policies, and Programs Summary

Proposed: 7 goals, 58 policies, and 49 implementation programs

Goal	58 Policies / 23 New	49 Programs 28 New
Goal A – New Residential Construction	8 / 4	15 / 10
Goal B – Affordable Housing	20 / 11	12 / 5
Goal C – Innovative Housing Types (New)	4 / 4	8 / 6
Goal D – Preserving the Existing Housing Stock	8 / 1	3 / 1
Goal E – Housing in the Tahoe Basin	2 / 0	2 / 0
Goal F – Special Needs	10 / 1	6 / 4
Goal G – Affirmatively Furthering Fair Housing	6 / 2	5 / 4

2021-2029 Housing Element – HCD Review Process

- » Draft submitted to HCD – December 22, 2020
- » Conference call with HCD – January 28, 2021
- » Revisions submitted to HCD - February 5, 17 & 18, 2021
- » HCD conditional compliance letter received – February 18, 2021



***Following is a summary of changes made to the Adoption Draft
in response to HCD's feedback/comments to the County***

HCD Requested Revisions to Housing Element Programs

» Program HE-1: **Rezone to Meet the RHNA**

- County will emphasize rezoning 0.5 to 10-acre sites and sites identified as high resource areas (have increased access to public services, educational/employment opportunities, medical services, and other daily services such as grocery stores and pharmacies)

» Program HE-4: **Zoning Standards for Multifamily Development (New Program)**

- County shall amend the Zoning Code to allow multifamily developments in multifamily, mixed use and commercial districts; and increase building height limit and remove lot coverage requirements

» Program HE-5: **Objective Design Standards**

- Added language to clarify the County will establish a written policy or procedure for streamlining approval process and standards for eligible projects (Senate Bill 35)

» Program HE-6: **Subdivision Standards (New Program)**

- County shall review and update subdivision standards to reflect best practices for neighborhood design and reduce barriers to development

HCD Requested Revisions to Housing Element Programs

» Program HE-9: Expand Public Water and Sewer Capacity for Housing

- Added language to prioritize expanding sewer and water capacity for candidate rezone sites and low resource areas, and to explore NOFAs annually for grant funding availability

» Program HE-10: Prioritize Infrastructure Improvements for Affordable Housing (New Program)

- County shall adopt policies and procedures to grant priority to projects that meet the County's regional need for lower-income housing

» Program HE-15: Support Affordable Housing Development

- Added language that the County will support affordable housing development for special needs groups and will pursue partnerships with Alta California Regional Center to identify funding opportunities

HCD Requested Revisions to Housing Element Programs

- » **Program HE-27: ADU Promotional Campaign (New Program)**
 - Added language that the County will focus on promoting ADU construction in high resource areas
- » **Program HE-29: ADU Loan Program (New Program)**
 - Added language that the County will focus efforts in high resource areas
- » **Program HE-30: Monitor ADU Affordability (New Program)**
 - Added a timeline for rezoning if ADU production does not match expectations
- » **Program HE-34: Zoning for Residential on Religious Property (New Program)**
 - County shall consider establishing a combining, floating or overlay zone to facilitate residential development and allow safe overnight parking programs as permissible uses on religious property

HCD Requested Revisions to Housing Element Programs

- » **Program HE-42: Group Homes (New Program)**
 - Added to amend the zoning code to treat all residential care homes as family homes; require care homes with seven or more to be approved with a minor use permit (MUP)
- » **Program HE-44: Reasonable Accommodation Ordinance**
 - Added language to address approval findings to ensure consistency with State law
- » **Programs modified to add Affirmatively Furthering Fair Housing provisions:**
HE-1, -12, -18, -21, -22, -23, -24, -26, -29, -30, -32, -33, -35, and -45

For a summary of changes made after the draft was submitted to HCD on 12/22/20, refer to Attachments C and D in the staff report.

Other HCD Requested Revisions Made within the Element

- » **Affirmatively Furthering Fair Housing** - expanded discussion of displacement risk, impacts on disabled community members, contributing factors, and patterns of new growth in Chapter 2, Fair Housing Assessment section
- » **Short-term Rental Ordinance** - added discussion in Chapter 3, Review of Local Ordinances section
- » **Affordable Housing Programs** - quantified objectives revised to include objectives for conservation of affordable housing in Programs HE-17, -18, -19, -20, -22, -33, -44 in Chapter 5, Programs section
- » **Clarified development standards** - including heights and relationship between community plans and zoning in Chapter 3, Setback Requirements section
- » **Farmworker Housing** - highlighted **consistency with the Employee Housing Act** regarding farmworker housing in Chapter 4, Housing for Agricultural Employees section
- » **Water/Sewer Availability** - added discussion of water and sewer availability, limitations to sewer access, and utility limitations in the **Auburn/Bowman Community Plan area** in Chapter 4, Water Sewer Infrastructure and Supply section

Staff Recommended Revisions to the Housing Element

» **Policy HE-A-8: Airport Land Use Compatibility (New Policy)**

- Added in coordination with Placer County Airport Land Use Commission to require residential projects to comply with Placer County Airport Land Use Compatibility Plan

» **Program HE-49: Analyze Potential Tenant Protections**

- Revised to include space rent increases as a type of displacement that the program would address, and the County will target policies in areas of higher displacement risk (e.g., low resource areas, areas of concentrated poverty or lower income)

Environmental Review / CEQA Compliance

- » Addendum to Placer County Housing Element Update 2013-2021 Negative Declaration (2013 Housing Element Update IS/ND) has been prepared (Attachment A to the staff report)
 - CEQA Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090
- » Evaluated all environmental topic areas for any changes in circumstances or to project description
 - Determined that the 2021-2029 Housing Element Update **would NOT result in any new or increased severity of environmental effects** documented in the 2013 Housing Element Update IS/ND
- » Preparation of a subsequent EIR or negative declaration is not warranted
 - Because only policy level changes are proposed that do not result in any of the conditions described in CEQA Guidelines Section 15162
- » An addendum to the previously adopted 2013 Housing Element Update IS/ND adequately addresses the proposed changes in the 2021 Housing Element Update

Project Schedule

Milestones	Estimate Date
Prepare Draft Housing Element	Feb. – Oct. 2020
Virtual Community Workshops	July 8 and Nov. 5, 2020
Stakeholder Meetings	Aug. 18 and Sept. 3, 2020
Public Review Draft Housing Element (released)	Oct. 30, 2020
Planning Commission and Board Workshops	Nov. 12 and Dec. 15, 2020
Revised Draft Housing Element submitted to HCD for 60-day review	Dec. 22, 2020
County receives “conditional compliance” letter from HCD	Feb. 18, 2021
Prepare CEQA environmental document	Dec. 2020 – Mar. 2021
Adoption Hearings (Planning Commission and Board)	April 8 and May 11, 2021
Submit Adoption Draft Housing Element to HCD	By May 15, 2021
Final HCD review and certification (up to 90 days)	May – July 2021



Planning Commission Recommendation to the Board

On April 8, 2021, the Planning Commission voted to forward the following recommendations to the Board of Supervisors:

- 1) Adopt the Addendum to Placer County Housing Element Update 2013-2021 Negative Declaration pursuant to the California Environmental Quality Act (CEQA) (Attachment A)**
 - *Motion was moved by Commissioner Herzog and seconded by Commissioner Woodward. Motion Vote - 6:0:1, AYE: DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward; NO: None; ABSENT: Cannon*

- 2) Adopt a Resolution Amending the General Plan by Adopting the 2021 Housing Element Update (Attachment B)**
 - *Motion was moved by Commissioner Herzog and seconded by Commissioner Woodward. Motion Vote - 6:0:1, AYE: DeMattei, Hauge, Herzog, Johnson, Sevison, Woodward; NO: None; ABSENT: Cannon*

Staff Recommendation for Board Consideration

- 1. Adopt the Addendum to the previously adopted Placer County Housing Element Update 2013-2021 Negative Declaration (2013 Housing Element Update IS/ND) pursuant to the California Environmental Quality Act (CEQA); and**
- 2. Adopt a Resolution Amending the Placer County General Plan by Adopting the 2021 Housing Element Update; and**
- 3. Direct staff to submit the Adoption Draft 2021 Housing Element to the California Department of Housing and Community Development (HCD) for review and certification.**

Comments/Questions ?

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Anne Marie Novotny, CDRA Housing Specialist
- Email: jgastelum@placeworks.com
Jennifer Gastelum, PlaceWorks

For more information, visit the project website at:
<https://www.placer.ca.gov/6624/2021-Housing-Element-Update>

